General Information

Parcel Number
22-05-08-600-306.000-007

Local Parcel Number
0052850017

Tax ID:

Routing Number
05-08-640-009

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County
Floyd

Township
NEW ALBANY TOWNSHIP

District 007 (Local 007)
NEW ALBANY TOWNSHIP

School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 5000200-007
New Albany City Homesites

Section/Plat

Location Address (1)
7707 COUNTY LINE RD
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5000200-007 - Residential

Characteristics

Topography
Rolling

Flood Hazard ☐

Public Utilities
Water, Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, August 14, 2026

Review Group 2028

Ownership

Dulaney, Shirley K. & Naomi L.
7707 County Line Rd
New Albany, IN 47150

Legal

P 600 L 23 2.2 Ac.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/17/1961	Dulaney, Shirley K. &	0	WD	165/136		I
01/01/1900	PAINE, MORRIS & MI		WD	/		I

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
04/15/2026	As Of Date	04/21/2026	04/07/2025	01/01/2024	01/01/2023	01/01/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☑
$28,000	**Land**	**$28,000**	**$28,000**	**$28,000**	**$28,000**	**$28,000**
$23,800	Land Res (1)	$23,800	$23,800	$23,800	$23,800	$23,800
$4,200	Land Non Res (2)	$4,200	$4,200	$4,200	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$4,200	$4,200
$175,600	**Improvement**	**$175,100**	**$152,500**	**$162,500**	**$159,900**	**$133,100**
$174,700	Imp Res (1)	$174,700	$152,100	$161,900	$146,600	$121,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$900	Imp Non Res (3)	$400	$400	$600	$13,300	$11,300
$203,600	**Total**	**$203,100**	**$180,500**	**$190,500**	**$187,900**	**$161,100**
$198,500	Total Res (1)	$198,500	$175,900	$185,700	$170,400	$145,600
$4,200	Total Non Res (2)	$4,200	$4,200	$4,200	$0	$0
$900	Total Non Res (3)	$400	$400	$600	$17,500	$15,500

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	$47,500	$47,500	$47,500	-50%	1.0000	100.00	0.00	0.00	$23,750
91	A		0	1.2000	1.00	$7,100	$7,100	$8,520	-50%	1.0000	0.00	100.00	0.00	$4,260

Data Source External Only **Collector** 09/20/2023 BF **Appraiser** 09/20/2023 BF

Notes

9/20/2023 26Q2: BF FIELD REVIEW & DATA COLLECTION

6/12/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION.

6/5/2019 19UP: HERITAGE BARN 6.5.19

12/1/2015 18Q2: BF- MINOR SKETCH CHANGES

8/10/2015 12 U: 2012 UPDATE
GAVE OBSOL ON LAND FOR TOPOGRAPHY SB 4/25/13

Land Computations

Calculated Acreage	2.20
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.20
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	1.20
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$23,800
91/92 Value	$4,300
Supp. Page Land Value	
CAP 1 Value	$23,800
CAP 2 Value	$4,200
CAP 3 Value	$0
Total Value	**$28,000**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	11 Story Conventional
Finished Area	1564 sqft
Make	

Floor Finish

- ☐ Earth
- ☑ Tile
- ☑ Slab
- ☑ Carpet
- ☐ Sub & Joist
- ☑ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☑ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

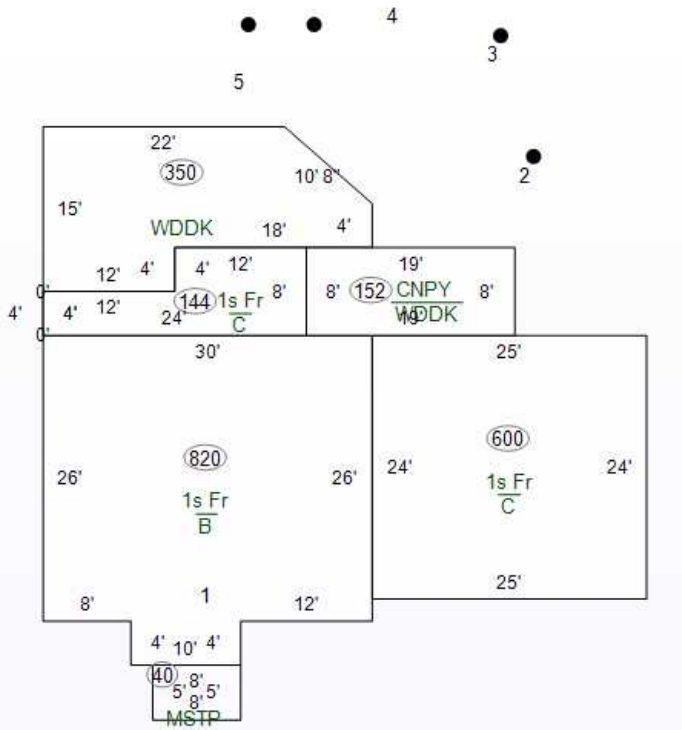
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Wood Deck	350	$6,600
Stoop, Masonry	40	$2,000
Wood Deck	152	$3,200
Canopy, Shed Type	152	$2,700



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1564	1564	$176,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		820	0	$48,700	
Crawl		744	0	$6,000	
Slab					
			Total Base		$230,700
Adjustments			**1 Row Type Adj. x 1.00**		$230,700
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$7,300
No Heating (-)					$0
A/C (+)				1:1564	$4,700
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $1,400	$4,200
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$246,900
				Sub-Total, 1 Units	
Exterior Features (+)				$14,500	$261,400
Garages (+) 0 sqft				$0	$261,400
				Quality and Design Factor (Grade)	0.95
				Location Multiplier	0.90
				Replacement Cost	$223,497

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	C-1	1940	1978	48	A		0.90		2,384 sqft	$223,497	35%	$145,270	0%	100%	1.0000	1.110	100.00	0.00	0.00	$161,200
2: Car Shed	1		E-1	2009	2009	17	A	$40.55	0.90	$10.95	20'x20'	$4,379	35%	$2,850	0%	100%	1.0000	1.000	100.00	0.00	0.00	$2,900
3: Car Shed 2	1		E-1	2009	2009	17	A	$40.55	0.90	$10.94	20'x20'	$4,375	35%	$2,840	0%	100%	1.0000	1.000	100.00	0.00	0.00	$2,800
4: Detached Garage	1	Concrete	D	1948	1948	78	F	$64.53	0.90	$46.46	20'x24'	$22,302	65%	$7,810	0%	100%	1.0000	1.000	100.00	0.00	0.00	$7,800
5: Lean-To R 01	1	Earth Flo	C	1948	1948	78	F	$10.59	0.90		13'x24' x 7'	$2,974	70%	$890	52%	100%	1.0000	1.000	0.00	0.00	100.00	$900